

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JUNE 14, 2001*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**MICHAEL BUCKLEY**

**HANK GORDON**

**BYRON GOYNES**

**LANNY L. LITTLEFIELD**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **May 10, 2001** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN

6/7/01 12:55 PM

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WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR  
LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

**CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.**

- A-1. **TM-0022-01 - BARRINGTON - HOWARD HUGHES CORPORATION ON BEHALF OF TOLL BROTHERS, INC.** - Request for a Tentative Map for 73 lots on 27.85 Acres located at the southwest corner of Vista Run Drive and Sky Vista Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
- A-2. **TM-0023-01 - MYSTIC VALLEY II - DJI, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Tentative Map for 60 lots on 19.8 Acres on the southwest corner of Decatur Boulevard and Elkhorn Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-3. **TM-0025-01 - IRON MOUNTAIN RANCH VILLAGE 4 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Tentative Map for 156 lots on 28.5 Acres on the west side of Decatur Boulevard, approximately 620 feet north of Grand Teton Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- A-4. **Z-0023-99(2) - BERNHARD A. HARRIS** - Request for an Extension of Time on an Approved Rezoning of 0.99 Acres From R-E (Residence Estates) To C-1 (Limited Commercial) on the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), PROPOSED USE: Professional Office Building, Ward 5 (Weekly).
- A-5. **A-0036-01(A) - R. B. PETERSON CONSTRUCTION COMPANY** - Petition to Annex property generally located on the southeast corner of Ackerman Avenue and Versimount Road, APN's: 125-08-806-001 and 002, containing approximately 7.09 acres of land, Ward 6 (Mack).

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- A-6. **A-0037-01(A) - VINCENT MAGLIULO** - Petition to Annex property generally located on the northeast corner of El Capitan Way and Grand Teton Drive, APN: 125-08-805-004, containing approximately 1.94 acres of land, Ward 6 (Mack).
- A-7. **A-0038-01(A) - JOAN R. SOMMERS LIVING TRUST** - Petition to Annex property generally located on the southeast corner of Log Cabin Way and Dapple Grey Road, APN's: 125-05-301-002 and 003, containing approximately 4.10 acres of land, Ward 6 (Mack).
- A-8. **A-0039-01(A) - VISTA POINTE PLAZA, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the northeast corner of Ann Road and Rio Vista Street, APN: 125-27-802-011, containing approximately 0.92 acres of land, Ward 6 (Mack).
- A-9. **A-0040-01(A) - CITY OF LAS VEGAS** - Petition to Annex property generally located on the southwest corner of Azure Way and El Capitan Way, APN: 125-29-201-007, containing approximately 5.0 acres of land, Ward 6 (Mack).
- A-10. **A-0041-01(A) - KEVIN M. PARKINSON SEPARATE PROPERTY TRUST, ET AL** - Petition to Annex property generally located on the southeast corner of Grand Canyon Drive and Severance Lane, APN's: 125-18-801-001 through 004, containing approximately 15.00 acres of land, Ward 6 (Mack).
- A-11. **A-0042-01(A) - COLEMAN-TOLL, LIMITED PARTNERSHIP** - Petition to Annex property generally located on the southeast corner of Farm Road and Tenaya Way, APN's: 125-15-701-001 and 125-15-801-001, containing approximately 161.511 acres of land, Ward 6 (Mack).
- B. **PUBLIC HEARING ITEMS:**
- B-1. **ABEYANCE - Z-0030-01 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [P (Park) General Plan Designation] TO: C-V (Civic) on approximately 10.78 acres on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), PROPOSED USE: PARK, Ward 4 (Brown).

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- B-2.**      **ABEYANCE - Z-0030-01(1) - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 10.78 ACRE CITY PARK on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), U (Undeveloped) Zone [P (Park) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).
- B-3.**      **ABEYANCE - RENOTIFICATION - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: **R-D (Single Family Residence Restricted)** on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: **R-D (Single Family Residence Restricted)** on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011; 125-18-801-012; and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-4.**      **ABEYANCE - V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA** - Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FOOT IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
- B-5.**      **ABEYANCE - V-0026-01 - WHISPERING TETON, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 31,602 SQUARE FEET OF OPEN SPACE WHERE 48,111 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A RESIDENTIAL SUBDIVISION DEVELOPMENT on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- B-6.**      **ABEYANCE - RENOTIFICATION - Z-0015-01(1) - WHISPERING TETON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 67 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.71 Acres on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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- B-7.**     [ABEYANCE](#) - [RENOTIFICATION](#) - [SNC-0002-01](#) - [CATHOLIC CHARITIES OF SOUTHERN NEVADA](#) - Request for a Street Name Change FROM: FOREMASTER LANE TO: SAINT [VINCENT WAY](#) between LAS VEGAS BOULEVARD and MAIN STREET, Ward 5 (Weekly).
- B-8.**     [Z-0027-01](#) - [ARC INVESTMENTS, INC.](#) - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.15 acres on the east side of "F" Street, adjacent to Interstate-15 (APN: 139-27-310-056), PROPOSED USE: OFFICE WAREHOUSE, Ward 5 (Weekly).
- B-9.**     [Z-0035-01](#) - [PERMA-BILT HOMES](#) - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-1 (Single Family Residential) on 15.28 Acres on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
- B-10.**    [V-0032-01](#) - [PERMA-BILT HOMES](#) - Request for a Variance TO ALLOW FRONT SETBACKS OF EIGHTEEN FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK ALLOWED WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).
- B-11.**    [U-0064-01](#) - [PERMA-BILT HOMES](#) - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).
- B-12.**    [V-0031-01](#) - [DARREL AND SHARON CHAMBERLAIN](#) - Request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (HEIGHT OF 14 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (HEIGHT OF 10 FEET SIX INCHES) located at 321 Agora [Way](#), (APN: 140-32-215-025), R-1 (Single Family Residential) Zone, Ward 3 (Reese).



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- B-13.      U-0015-99(2) - EZ PAWN NEVADA, INC.** - Required One Year Review on an approved Special Use Permit which allowed a pawn shop (EZ Pawn) at 1501 East Charleston Boulevard (APN's: 139-35-402-001, 139-35-413-004 and 005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-14.      U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS** - Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
- B-15.      U-0063-01 - LPT COMMERCIAL HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF KID TO KID OF SUMMERLIN, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit for SECONDHAND SALES IN CONJUNCTION WITH A PROPOSED CHILDREN'S APPAREL STORE (KID TO KID) at 8450 West Sahara Avenue (APN: 163-04-406-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).
- B-16.      U-0065-01 - REGINALD PROFANT ON BEHALF OF KOREAN EVANGELICAL CHURCH OF AMERICA** - Request for a Special Use Permit and a Site Development Plan Review WHICH INCLUDES A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING FOR A PROPOSED 4,893 SQUARE FOOT CHURCH COMPLEX on 1.0 Acre located at 1214 Vista Drive (APN: 162-06-510-009), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- B-17.      SD-0025-01 - PLASTER DEVELOPMENT COMPANY, INC. ON BEHALF OF SIGNATURE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 85 LOT RESIDENTIAL SUBDIVISION on 13.02 Acres located east of Michael Way and south of Madre Mesa Drive (APN's: 138-13-701-018, 028 and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

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**B-18. Z-0087-98(3) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 101,902 SQUARE FOOT OFFICE DEVELOPMENT on the north side of Smoke Ranch Road, approximately 930 feet east of Buffalo Drive (APN: 138-15-310-011), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

**B-19. Z-0081-99(1) - NEW HORIZONS CENTER FOR LEARNING** - Request for a Site Development Plan Review FOR A PROPOSED 768 SQUARE FOOT MODULAR TRAILER AND THE CONTINUED USE OF TWO EXISTING 1,440 SQUARE FOOT MODULAR TRAILERS at 6701 West Charleston Boulevard (APN: 163-02-103-001), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 1 (M. McDonald).

**B-20. VAC-0012-01 - CENTENNIAL 95, LIMITED PARTNERSHIP** - Petition to Vacate a portion of Regena Avenue between Monte Cristo Way and Tenaya Way, and a portion of Monte Cristo Way between Regena Avenue and Centennial Parkway, Ward 6 (Mack).

**B-21. VAC-0013-01 - WALLACE AND GERALDINE SHEETS, ET AL** - Petition to Vacate a portion of Holmby Avenue, generally located west of Duneville Street, Ward 1 (M. McDonald).

**B-22. VAC-0014-01 - BRADLEY ALEXANDER II, INC., ET AL** - Petition to Vacate portions of excess rights-of-way, public sewer and drainage easements generally located north of Alexander Road and east of Bradley Road, Ward 6 (Mack).

#### **C. NON PUBLIC HEARING ITEMS:**

**C-1. ABEYANCE - Z-0035-98(2) - RAPHAEL AND LILLIAN MIRCHOU** - Request for a Site Development Plan Review FOR A 12,247 SQUARE FOOT MEDICAL OFFICE COMPLEX on approximately 1.03 acres located at the southeast corner of the intersection of Washington Avenue and Eastern Avenue (APN: 139-25-310-001 through 004), P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

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- C-2. **Z-0089-87(5) - UNIVERSITY BOARD OF REGENTS** - Request for a Site Development Plan Review FOR TWO SOCCER FIELDS AND A PARK on 7.18 Acres located on the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN: a portion of 163-02-601-001), C-V (Civic) Zone, Ward 1 (M. McDonald).
- C-3. **Z-0075-90(19) - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP** - Request for a Site Development Plan Review FOR A MODIFICATION OF AN APPROVED SITE PLAN TO CHANGE A 2,500 SQUARE FOOT FAST FOOD PAD TO A 5,300 SQUARE FOOT VETERINARY CLINIC on the southwest corner of Farm Road and Cimarron Road (APN: 125-16-318-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
- C-4. **U-0076-00(1) - SAHARA EXPRESS MART** - Request for a Review of Condition Number 6, which prohibited the sale of individual containers of any size beer, wine cooler, or screw cap wine within a convenience store located at 1518 Scotland Lane (APN: 162-04-404-014), M (Industrial) Zone, Ward 3 (Reese).

**D. CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**